| 167.0 | 0004 | 0012.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 826,000 | / | 826,000 |
| USE VALUE: | 826,000 | / | 826,000 |
| ASSESSED: | 826,000 | / | 826,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 77 | | FLORENCE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VAN BUREN CLEMENT T |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 77 FLORENCE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 8,336 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Clapboard Exterior and 1652 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8336.000 | 356,900 | | 469,100 | 826,000 |
| Total Card | 0.191 | 356,900 | | 469,100 | 826,000 |
| Total Parcel | 0.191 | 356,900 | | 469,100 | 826,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.00 | /Parcel: 500.0

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 110757 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/21/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0012.0

!12943!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 357,000 | 0 | 8,336. | 469,100 | 826,100 | 826,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 269,400 | 0 | 8,336. | 469,100 | 738,500 | 738,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 264,300 | 0 | 8,336. | 415,400 | 679,700 | 679,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 264,300 | 0 | 8,336. | 348,400 | 612,700 | 612,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 264,300 | 0 | 8,336. | 348,400 | 612,700 | 612,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 249,700 | 0 | 8,336. | 301,500 | 551,200 | 551,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 249,700 | 0 | 8,336. | 291,500 | 541,200 | 541,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 249,700 | 0 | 8,336. | 277,400 | 527,100 | 527,100 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:57:45 |

## LAST REV

| Date | Time |
|---|---|
| 08/09/18 | 10:23:54 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 110757 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12943

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 15825-255 | | 10/1/1984 | | 58,500 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/15/2014 | 1342 | Foundati | 35,000 | | | | | Build foundation a |
| 9/1/2011 | 1067 | Redo Kit | 48,700 | C | | | | & REDO BATH |
| 5/7/2010 | 406 | Re-Roof | 5,900 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/21/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/1/2012 | Info Fm Prmt | BR | B Rossignol |
| 11/10/2008 | Measured | 345 | PATRIOT |
| 11/7/2000 | Hearing N/C | 189 | PATRIOT |
| 4/26/2000 | Inspected | 276 | PATRIOT |
| 12/14/1999 | Mailer Sent | | |
| 12/13/1999 | Measured | 163 | PATRIOT |
| 7/20/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8336 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 8 | | | | | | | | | 469,057 | | | | | | 469,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.19137 | Total SF/SM: | 8336 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 469,057 | Spl Credit | | Total: | 469,100 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 15 - Old Style |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 2 - Clapboard |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GRAY |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1860 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GV - Good-VG | 10. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 10.8 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.28559327 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 165.439 |
| Other Features: | 74080 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 400109 |
| Depreciation: | 43212 |
| Depreciated Total: | 356898 |

## COMMENTS

ELECTRIC CANDLES IN WINDOW. SCUTTLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units: 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 2 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | M |
| Totals | | | |
| 1 | 7 | 2 | |

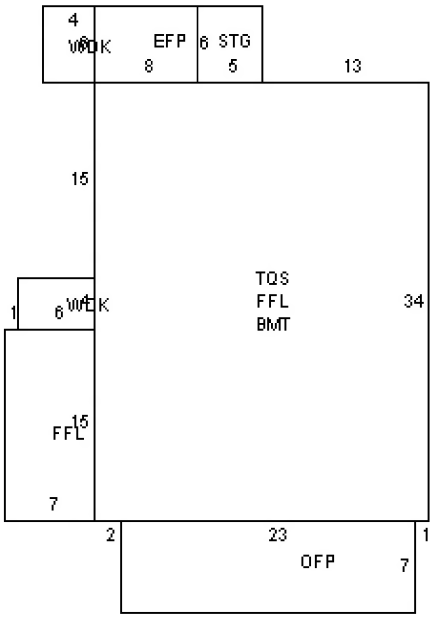
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 165.44 |
| Special Features: | 0 | Val/Su Net: | 126.43 |
| Final Total: | 356900 | Val/Su SzAd | 216.04 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 989 | 165.440 | 163,619 |
| BMT | Basement | 884 | 49.630 | 43,875 |
| TQS | 3/4 Story | 663 | 165.440 | 109,686 |
| OFP | Open Porch | 161 | 26.480 | 4,263 |
| EFP | Enclos Porch | 48 | 71.870 | 3,450 |
| WDK | Deck | 48 | 15.840 | 760 |
| STG | Storage | 30 | 12.540 | 376 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,823 | | | Total: | 326,029 |
| Size Ad | 1652 | Gross Are | 3044 | FinArea | 1652 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

*AssessPro* Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 1970 | 0.00 | T | 39.2 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | | Total Special Featues: | | Total: |